



Offers in excess of £330,000

A recently redecorated, two double bedroom, ground floor flat with a private, west facing patio garden within a short walk of Brighton Station. Share of freehold and no onward chain.

Stafford Road is within a few minutes' walk of the popular bustling Seven Dials where an array of bars, cafes and shops and other amenities can be found. Renowned schools are within easy reach as is Brighton mainline station providing north bound commuter links to London/ The City. The Port Hall neighbourhood has a great community atmosphere benefitting from The Exeter Street Hall offering a wide range of activities and events as well as the Chimney House Pub and Joes café.

Communal entrance hall with front door opening into

Entrance vestibule

New Kitchen

Range of working surfaces with white high gloss fronted units providing cupboard storage both above and below, cooker, sink, space for fridge, double glazed window to the rear, bevelled tiled walls, inner hallway with wall mounted new combination boiler.

New Bathroom

White suite with open ended bath with shower above, pedestal wash hand basin, low-level WC, window to the rear, tiled walls and floor, towel radiator.

Bedroom

Sash window to the front, radiator, fireplace, ornate ceiling cornicing and mouldings, painted wooden floor.

Living room

Painted wooden floor, fitted shelving either side of fireplace, French doors leading out to the west facing patio garden.

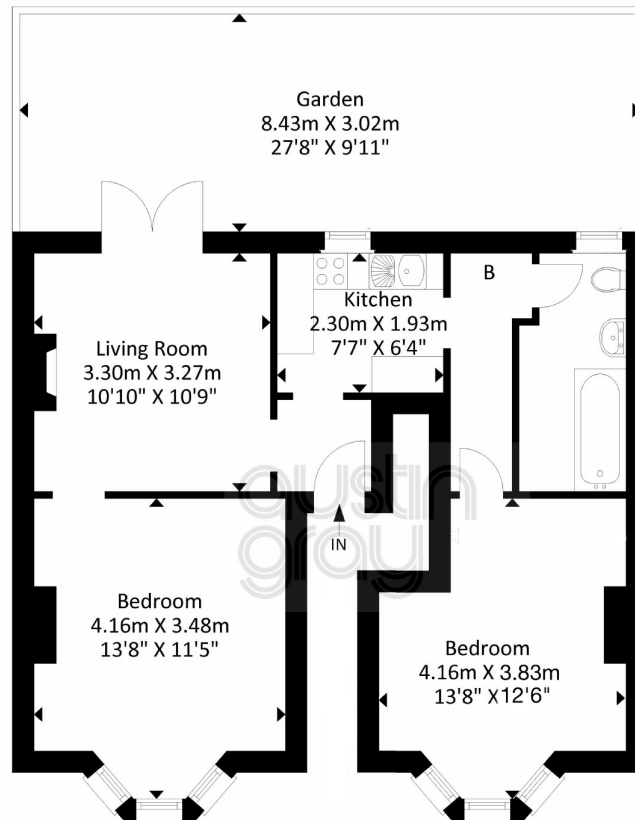
Bedroom

Sash window to the front, radiator, painted wooden floor, ornate ceiling cornicing and mouldings, fire place, built in book shelves on one side.

Rear west facing patio garden.

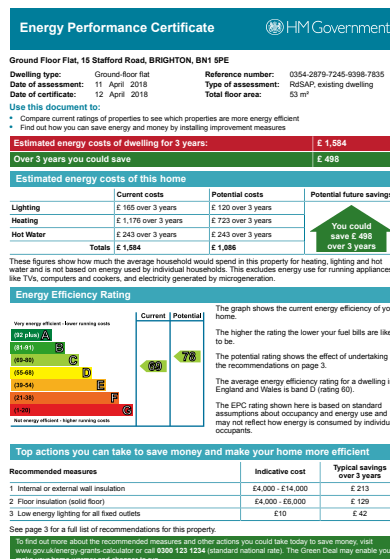


Stafford Road, Brighton



Approximate Floor Area
555.41 sq ft
(51.60 sq m)

Approximate Gross Internal Area = 51.60 sq m / 555.41 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright GDImpact 2018



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

austin gray

123-125 Dyke Road, Hove, BN3 1TJ
Tel: 01273 232 232 Fax: 01273 232 233
property@austingray.co.uk
www.austingray.co.uk

austin gray